Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	210/232-242 Rouse Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $420,000 & $450,000

Median sale price

Median price	$715,000	Property Type	Unit	Suburb	Port Melbourne
Period - From	16/03/2025	to 15/03/2026		Source	Property Data

Comparable property sales (*Delete A or B below as applicable)

A*   These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	506/99 Dow St PORT MELBOURNE 3207	$440,000	15/12/2025
2	3/181 Bay St PORT MELBOURNE 3207	$450,000	27/11/2025
3	409/232-242 Rouse St PORT MELBOURNE 3207	$425,000	20/09/2025

OR

B*   ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 16/03/2026 11:09

CONSUMER AFFAIRS VICTORIA

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
16/03/2025 - 15/03/2026: $715,000

Comparable Properties

506/99 Dow St PORT MELBOURNE 3207 (REI/VG)

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Price: $440,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment

Agent Comments

3/181 Bay St PORT MELBOURNE 3207 (REI/VG)

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Price: $450,000
Method: Sold Before Auction
Date: 27/11/2025
Property Type: Apartment
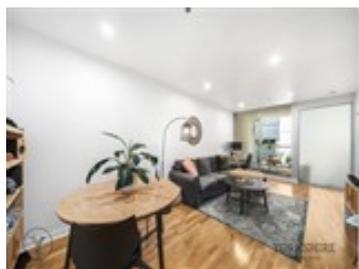
Agent Comments

409/232-242 Rouse St PORT MELBOURNE 3207 (REI)

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Price: $425,000
Method: Private Sale
Date: 20/09/2025
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700